

Russell Squire
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**The City of New York
Community Board 8 Manhattan**

June 30, 2023

Dan Garodnick
Chair/Director
City Planning Commission/New York City Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

RE: Residential Rezoning of C8-4 and M1-4 Lots in Community District 8.

Dear Chair Garodnick,

At the Full Board meeting of Community Board 8 Manhattan held on June 21, 2023, the board approved the following resolution by a vote of 38 in favor, 1 opposed, 2 abstentions and 0 not voting for cause.

WHEREAS; Community Board 8M strongly supports the creation of residential housing; and

WHEREAS; Community Board 8M supports efforts to address the existing zoning in blocks currently zoned commercial or manufacturing; and

WHEREAS; Community Board 8M supports efforts to change the zoning for these blocks into residential zoning; and

WHEREAS; existing commercial and manufacturing zones have functioned as an artificial barrier between NYCHA’s Stanley Isaacs/Holmes Towers complex and other residential areas of Upper Yorkville; and

WHEREAS; these mid-block commercial and manufacturing zoning districts feature land uses that are not compatible with the typical residential nature of Upper Yorkville’s mid-blocks; and

WHEREAS; a rezoning of commercial and manufacturing zoning districts in Upper Yorkville to residential zoning would add housing stock that is a critical need, and could create a potential framework for promoting more affordable housing and rental units to offset losses occurring elsewhere in Community District 8; and

WHEREAS; commercial and manufacturing zoning in Upper Yorkville has generated recent as-of-right projects that are contextually and functionally inappropriate in a neighborhood that is primarily residential in nature; and

WHEREAS; A 2023 Report published by the office of the Manhattan Borough President entitled Housing Manhattanites recognizes the opportunity to create additional housing in certain areas throughout Manhattan and identified the M1-4 and C8-4 areas within Community District 8 as “Housing Opportunities Sites”; and

WHEREAS; Community Board 8 has identified affordable housing as its most pressing need in its District Needs Statement, as the ongoing loss of older low-rise residential buildings and the typically more affordable housing units contained in these buildings throughout Community District 8 has been a major factor contributing to increasing housing costs;

THEREFORE BE IT RESOLVED, that Community Board 8 Manhattan supports efforts to rezone existing C8-4 and M1-4 blocks in Community District 8 to residential zoning.

Please advise us of any action taken on this matter.

Sincerely,

Russell Squire

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Chair

Elizabeth Ashby, Anthony Cohn, and Sharon Pope-Marshall

Elizabeth Ashby, Anthony Cohn and Sharon Pope-Marshall
Co-Chairs, Zoning & Development Committee

cc: Honorable Kathy Hochul, Governor of New York
Honorable Eric Adams, Mayor of the City of New York
Honorable Mark Levine, Manhattan Borough President
Honorable Jerrold Nadler, 12th Congressional District Representative
Honorable Liz Krueger, NYS Senator, 28th Senatorial District
Honorable José M. Serrano, NYS Senator, 29th Senatorial District
Honorable Edward Gibbs, NYS Assembly Member 68th Assembly District
Honorable Alex Bores, NYS Assembly Member, 73rd Assembly District
Honorable Rebecca Seawright, NYS Assembly Member 76th Assembly District
Honorable Keith Powers, NYC Council Member, 4th Council District
Honorable Julie Menin, NYC Council Member, 5th Council District